



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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August 26, 2004

IN REPLY PLEASE
REFER TO FILE: **MP-5**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**RESOLUTION OF INTENTION TO VACATE
OAKVIEW ESTATES DRIVE NORTHWEST OF STEVENSON RANCH PARKWAY
STEVENSON RANCH - FUTURE PUBLIC HEARING
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Adopt the enclosed Resolution of Intention to Vacate Oakview Estate Drive northwest of Stevenson Ranch Parkway, in the unincorporated County area known as Stevenson Ranch, pursuant to Section 8320, et seq., of the California Streets and Highways Code.
2. Set the matter for hearing not less than 15 days from the adoption of the Resolution, pursuant to Section 8320 of the California Streets and Highways Code.
3. Instruct the Executive Officer of the Board to publish the enclosed Notice of Proposed Vacation, pursuant to Section 8322 of the California Streets and Highways Code.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the enclosed Resolution to Vacate with Reservations on the date of the hearing, pursuant to Section 8324 of the Streets and Highways Code, after finding that:

1. The vacation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. The area proposed to be vacated is no longer needed for present public use, including bicycle paths and trails.
3. The public convenience and necessity require the reservation and exception of easements and rights as set forth in Section 8340 of the California Streets and Highways Code.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Newhall Land and Farming Company (NLFC), the underlying fee owner, requested this vacation to remove from the record all public easement rights within the street right of way. NLFC proposes to convert Oakview Estates Drive, a public street, to a private and future street in order to create a gated community with restricted access to the general public.

Oakview Estates Drive was inadvertently dedicated to public use for street and highway in Tract No. 45433-02. The conditions of approval called for Oakview Estates Drive to be offered as a Private and Future Street in said subdivision map. The vacation (with reservation for future street), if approved by your Board, will resolve the discrepancy and will result in compliance with the stated condition.

The street is not a through street and serves only the properties within the subdivision. It is in the County's interest to vacate the right of way since it is not needed for general public access, circulation, or for bicycle paths and trails. The vacation will not cut off access to adjacent properties or negatively impact the surrounding properties.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goal of Fiscal Responsibility as the vacation of Oakview Estates Drive will result in added revenue through assessment and taxation, eliminates unnecessary maintenance cost, and removes possible County exposure to liability.

FISCAL IMPACT/FINANCING

Vacation of the right of way will not have a negative fiscal impact on the County's budget. A fee of \$2,000 has been paid by the petitioner to defray the expenses of investigation, mailings, publications, and posting. The fee is authorized by your Board in a Resolution adopted May 4, 1982, Synopsis 62 (Fee Schedule), and as prescribed in Section 8321 (d) of the California Streets and Highways Code.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The area to be vacated contains approximately 59,866 square feet and is shown on the map attached to each Resolution.

The County's interest was acquired by dedication in Map of Tract No. 45433-02, recorded in Book 1267, pages 24 through 50, inclusive, of Maps, on file in the Office of the Recorder of the County of Los Angeles, on May 15, 2002, as an easement for street and highway purposes. Although the offer of dedication was accepted by the Director of Public Works as indicated on the map, the improvements and maintenance of the road were not.

The Public Streets, Highways and Service Easement Vacation Law allows your Board to relinquish the County's interest and terminate the public's right over the roadway. Your action will also cause Oakview Estates Drive to be converted to a private and future street by reservation.

ENVIRONMENTAL DOCUMENTATION

With respect to the requirements of CEQA, this proposed vacation is categorically exempt as specified in Classes 1, 5, and 21 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Sections 15301, 15305, and 15321 of State CEQA Statutes and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The County of Los Angeles Fire Department has found that no fire protection facilities will be affected by the proposed vacation. The County of Los Angeles Regional Planning Commission has determined that the proposed vacation of Oakview Estates Drive is not in conflict with the County-adopted General Plan.

The Honorable Board of Supervisors
August 26, 2004
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CONCLUSION

This action is in the County's best interest. Enclosed are a Resolution of Intention and a Resolution to Vacate with Reservations, approved as to form by County Counsel, vacating Oakview Estates Drive, northwest of Stevenson Ranch Parkway. Upon adoption of the Resolution of Intention, please transmit two conformed copies of the Resolution and the Notice of Proposed Vacation to Public Works, which will post the Notice, pursuant to Streets and Highways Code Section 8323. Upon adoption of the Resolution to Vacate with Reservations, please return the executed original, together with two conformed copies, and a copy of the Board's Minute Order, for further processing. Public Works will record the Resolution and return the executed original Resolution to you when recorded. In the interim, please retain one executed copy for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Interim Director of Public Works

CVC:adg
P5\OAKVIEW ESTAES BRD

Enc.

cc: Chief Administrative Office
County Counsel

RESOLUTION OF INTENTION TO VACATE

WHEREAS, it is proposed that Oakview Estates Drive northwest of Stevenson Ranch Parkway be vacated as a public street/highway; and

WHEREAS, the proposed vacation has been approved by the Director of the County of Los Angeles Department of Public Works.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, State of California, that it is the intention of said Board of Supervisors to order that the aforementioned right of way legally described in Exhibit "A" and as shown by the map in Exhibit "B" attached hereto and incorporated herein by this reference covering the right of way in the County of Los Angeles, State of California, be vacated pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320.

NOW, THEREFORE, IT IS ORDERED by the Board of Supervisors of the County of Los Angeles, State of California, the _____ day of _____, 20____, at the hour of _____ a.m./p.m. of said day, is the day and hour, and the Hearing Room of the Board of Supervisors, 381 Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012, is the place fixed by the Board of Supervisors when and where any and all persons having objections to the proposed vacation may appear before the said Board of Supervisors and show cause why said proposed vacation should not be made in accordance with this Resolution.

IT IS FURTHER ORDERED that a notice of such proposed vacation is to be conspicuously posted, along the line of the area proposed to be vacated in the manner and in the form required by law, and shall cause same to be published in _____, a newspaper of general circulation published in the County, for at least two successive weeks prior to the day fixed for the hearing.

The foregoing Resolution was on the ____ day of _____, 20____, adopted and ordered by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

By _____
Deputy

CVC:adg
P5\OAKVIEW ESTATES BRD

**NOTICE OF PROPOSED VACATION OF OAKVIEW ESTATES DRIVE
NORTHWEST OF STEVENSON RANCH PARKWAY IN THE VICINITY
OF STEVENSON RANCH IN THE 5TH SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a Resolution of Intention was adopted by the Board of Supervisors of the County of Los Angeles on _____, 20____, declaring its intention to vacate Oakview Estates Drive northwest of Stevenson Ranch Parkway (Stevenson Ranch, California 91381) in the 5th Supervisorial District, as described in Exhibit "A" and as shown by the map in Exhibit "B", attached hereto and incorporated herein by reference.

The vacation proceeding is conducted pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code of the State of California, commencing with Section 8320.

A hearing on the proposed vacation will be held in the Hearing Room of the Board of Supervisors, 381 Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012, on _____, 20 _____, at _____ a.m./p.m..

By order of the Board of Supervisors of the County of Los Angeles, State of California, adopted _____, 20_____.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

By _____
Deputy

CVC:adg
P5\OAKVIEW ESTATES BRD

RESOLUTION TO VACATE WITH RESERVATIONS

WHEREAS, the Board of Supervisors of the County of Los Angeles, State of California, did on _____, 20____, adopt the Resolution of Intention to Vacate as a public street or highway Oakview Estates Drive northwest of Stevenson Ranch Parkway in the vicinity of Stevenson Ranch in the County of Los Angeles, State of California, legally described in Exhibit "A" and shown by map in Exhibit "B" attached to said Resolution, pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320; and

WHEREAS, pursuant to said Resolution, notice of proposed vacation has been given by publication and by posting; and

WHEREAS, said Board of Supervisors held a public hearing on said proposed vacation _____, 20____; and

WHEREAS, said Board of Supervisors has found and determined that, the area to be vacated is no longer necessary for present public use based upon the following facts: That the subject right of way is not required for general public access, circulation, including bicycle paths and trails;

NOW, THEREFORE, IT IS ORDERED by the Board of Supervisors of the County of Los Angeles, State of California, that the above-referenced right of way is hereby vacated, pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320; reserving and excepting therefrom easements and rights for utility facilities owned by SBC (Pacific Bell), Southern California Edison Company, Southern California Gas Company, and a future street reservation to the County of Los Angeles, as set forth in Sections 8340 and 8341 of said Streets and Highways Code.

AND BE IT FURTHER RESOLVED that the Department of Public Works be authorized to record the certified original Resolution in the Office of the Recorder of the County of Los Angeles, at which time the area vacated will no longer be a public street or highway.

The foregoing Resolution was on the _____ day of _____, 20_____,
adopted by the Board of Supervisors of the County of Los Angeles, State of California.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

By _____
Deputy

CVC:adg
P5\OOAKVIEW ESTATES BRD

OAKVIEW ESTATES DRIVE
AMB 2826-150
T.G. 4550 D6
I.M. 234-117
S.D. 5
R.D. 556
M0388108

EXHIBIT "A"

Legal Description

All that portion of OAKVIEW ESTATES DRIVE, 51 feet wide and variable width, in the unincorporated territory of the County of Los Angeles, State of California, as shown on and dedicated to the public use, by map of Tract No. 45433-02, filed in Book 1267, pages 24 to 50 inclusive, of Maps, in the Office of the Recorder of said county, lying northwesterly of the northwesterly line of Stevenson Ranch Parkway, 100 feet wide, as shown on said map.

RESERVING to SBC (PACIFIC BELL), Southern California Edison Company, and Southern California Gas Company an easement for public utility purposes in, over and across the above described portion of OAKVIEW ESTATES DRIVE herein being vacated.

Also RESERVING to the County of Los Angeles an easement for Future Street within all of the above described portion of OAKVIEW ESTATES DRIVE herein being vacated.

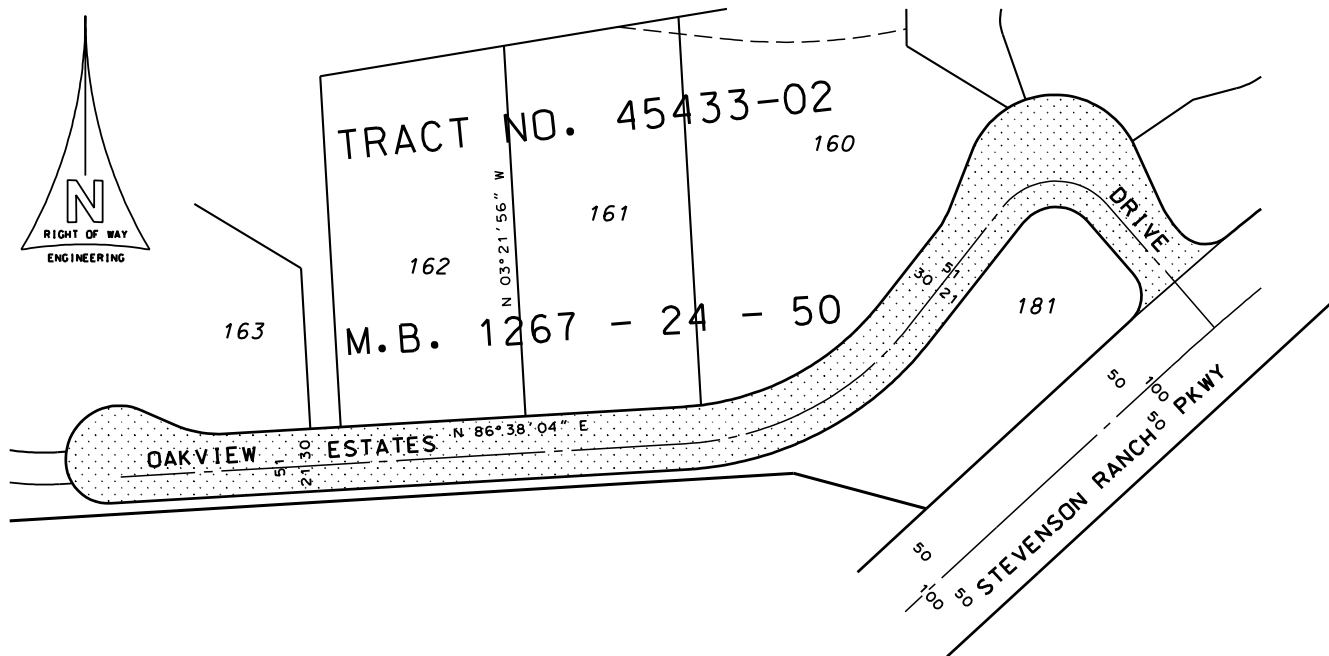
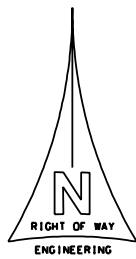
Containing: 59,886± square feet.

Description Approved

DONALD L. WOLFE
Interim Director of Public Works

By _____
Deputy

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the Land Surveyors Act.



SUBJECT
LOCATION

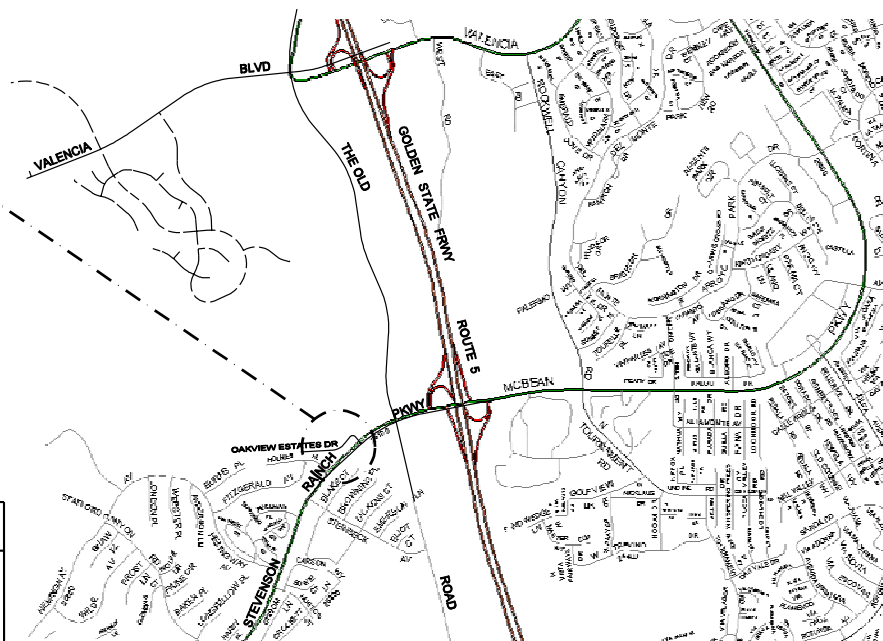
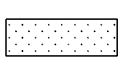


EXHIBIT "B"

LEGEND

APPLICANT:
Newhall Land and Farming Company

 Proposed Vacation
Area = 59,886± Sq. Ft.

REVISIONS

1.

2.

3.

DEPARTMENT OF PUBLIC WORKS

MAPPING & PROPERTY MANAGEMENT DIVISION

S.D.
5

R.D.
556

A.M.B.
2826-150

T.G.
4550 D/6

OAKVIEW ESTATES DRIVE
W/o THE OLD ROAD
NW/o STEVENSON RANCH PKWY

DRAWING NO.

M0388108

SCALE
NONE

DATE
12/02/02

I.M.
234-117